



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 28, 2020

NOTICE OF FUTURE DECISION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that the Development Services Department Staff will make a decision to approve, conditionally approve, modify or deny an application for a Process Two Coastal Development Permit for the construction of a 3,631 square foot two-story triplex on a lot with an existing 1,124 square foot one-story single dwelling unit to remain, located at 4820 Cape May. The 0.16-acre site is located in the RM-2-4 zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit, Airport Approach for San Diego International Airport (SDIA), Parking Impact (beach and coastal), Residential Tandem Parking Overlay Zones, Airport Land Use Compatibility Plan for Noise Contours (CNEL) for SDIA, Airport Influence Area (Review Area 1 for SDIA), Federal Aviation Administration (FAA) Part 77 Noticing Area (SDIA and North Island Naval Air Station), and Transit Priority Area within the Ocean Beach Community Plan area in Council District 2. The application was filed on September 4, 2020.

PROJECT NO:	669406
PROJECT NAME:	CAPE MAY CDP
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, PROCESS TWO
APPLICANT:	RUSSELL REX
COMMUNITY PLAN AREA:	OCEAN BEACH
COUNCIL DISTRICT:	2
CITY PROJECT MANAGER:	Elisa Flores, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5395/ ElisaF@sanidiego.gov

The decision by City staff will be made **without** a public hearing no less than thirty (30) calendar days after the date of mailing the Notice of Future Decision. If you want to receive a "Notice of Decision", you must submit a written request to the City Project Manager listed above no later than ten (10) business days from the mailing date of this Notice. This project is undergoing environmental review.

The decision of the Development Services Department staff can be appealed to the **Planning Commission** no later than ten (10) business days after the decision date. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services. During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the Planning Commission must be filed by email or US mail as follows:

- 1) Appeals filed via E-mail: [The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained here](#). Send the completed appeal form by email to PlanningCommission@sanidiego.gov. Your email appeal will be acknowledged within 24 hours. You must separately mail the appeal fee by check payable to the City Treasurer to: Planning Commission/Appeal, MS 501, 1222 First Avenue, 5th Floor, San Diego, CA 92101. The appeal filing fee must be United States

Postal Service (USPS) postmarked within 5 business days of the date the appeal is filed.

- 2) Appeals filed via US Mail: [The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained here](#). Send the completed appeal form by US Mail to Planning Commission/Appeal, MS 501, 1222 First Avenue, 5th Floor, San Diego, CA 92101. Appeals filed by US Mail must be USPS postmarked by the appeal deadline to be considered valid. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The final decision by the City of San Diego is not appealable to the California Coastal Commission.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended, but not required, part of the project review process. You may contact Andrea Schlageter, Chair of the Ocean Beach Planning Board at (619) 818-2555 or by email at aeschlag@gmail.com to inquire about the community planning group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above.

This information will be made available in alternative formats upon request.

Internal Order No.: 24008669



Development Services Department

Elisa Flores / Project No. 669406 (Cape May CDP)

1222 First Ave., MS 501

San Diego, California 92101-4101

RETURN SERVICE REQUESTED